

Preliminary Plat Application Narrative Report for:

Sera Brisa

► SCOTTSDALE, ARIZONA

PROJECT TEAM.

Owner:

The Elizabeth R. Summers Family Trust
Elizabeth R. Summers, Trustee
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480/831-2220

Project Coordination & Planning:

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480/385-2727

Prepared:

January 2005

Home Builder:

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480/998-8700

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480/998-5600

Landscape Architecture:

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Phoenix, Arizona 85008
602/358-7711

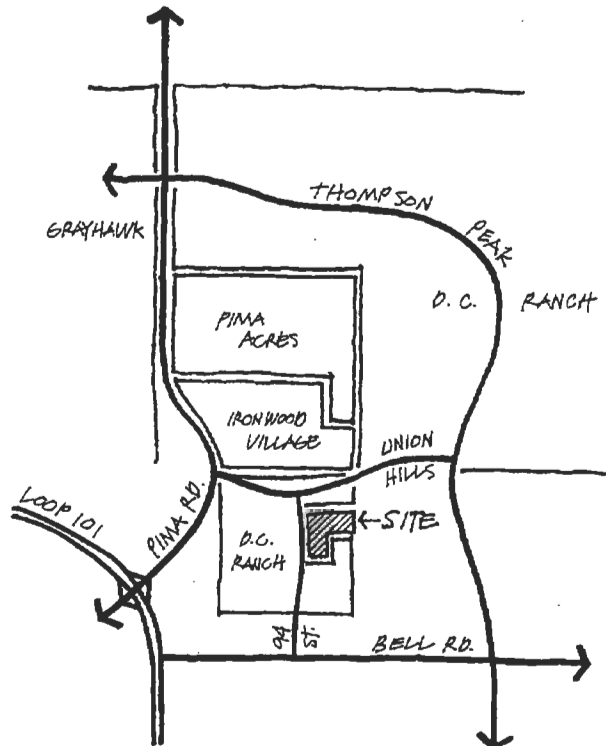
Revised:

LOCATION.

The subject property is located approximately one-half mile north of Bell Road on the east side of 94th Street. The property is approximately 25.7 acres in size and could be characterized as an "in-fill" property. The properties that surround this application have all been platted for R1-7 single family homes as a part of the DC Ranch master planned community. This site has been a long-time "out" parcel from the original DC Ranch ownership.

LOCATION MAP.

No Scale.



INTRODUCTION.

The Sera Brisa property is currently undeveloped and surrounded on all edges with some form of planned single family residential neighborhoods. The planning team proposes to develop the property as a 51-lot neighborhood. The project would be developed by local Scottsdale luxury home builder, Monterey Homes Luxury Communities.

REQUEST.

The site was recently rezoned to R1-10 ESL [Single Family Neighborhood]. This application is for:

- Approval of the proposed preliminary plat prepared by SKG Enterprises.
- Approval of site and community architectural elements [walls, fences, signs, common areas, landscape and revegetation program, etc.] prepared by Vollmer & Associates.

SITE CONDITIONS.

Topography. The Sera Brisa site is characterized by gently sloping terrain which falls from the north to the south at approximately 2-5% gradient. The mean elevation of the site is approximately 1630 feet.

ESL Landform. The site lies within the Lower Desert landform of the City's Environmentally Sensitive Lands [ESL] district.

Natural Area Open Space [NAOS]. The project civil engineering consultant, SKG Enterprises, Inc. prepared a thorough slope analysis for the site. The result of the slope analysis [submitted under separate cover] is that a minimum of 21.8 % of the site, or 5.6 acres is required to be set aside as NAOS.

Drainage. Two small wash corridors are present on the site. The washes have been cut off from local flows by a regional storm water management corridor just to the east of the site. Although significant storm water flows have been intercepted by this regional facility, the most significant vegetation is found in close proximity to these washes. Please refer to Preliminary Drainage Report prepared by SKG Enterprises, Inc. At the time of this report, no application to the Army Corp of Engineers has been made regarding 404 permits.

Vegetation. The Sera Brisa property is generally open grass land due to historical livestock grazing that occurred previously in the area. The most significant concentrations of large native trees and cactus are found along the two washes described above.

PROPOSED DEVELOPMENT PLAN.

Scottsdale home builder, Monterey Homes, proposes to develop a small enclave of approximately 51 semi-custom homes on the site. The home sites are approximately 80' wide by 130' deep [10,000 square feet] and have been planned to maximize the relationship of homes to the proposed NAOS areas and washes present on site. Unlike the adjacent City approved subdivisions, the proposed site plan has been planned so that all home sites abut open space. Other site planning criteria includes:

- The homes have been clustered in a manner that preserves the primary natural site features.
- A significant portion of the site [31.5 %] is being proposed as open space. Preservation of the two existing wash corridors and associated vegetation.
- Provision of streetscape setback along 94th Street.
- Orient all lots towards open space and NAOS areas of the site.
- Maximize views toward the McDowell Mountains.
- Provide common area amenity such as a pocket park and trail connections.
- Minimize west facing rear yards to mitigate undesirable solar orientation.

Development Plan Summary Table.

- Existing Zoning R1-10 ESL
- Site Area ± 25.7 Acres
- Proposed Units 51
- Density [units/acre] 2.0
- Typical Lot Size [80' x 130'] ± 10,400 S.F.
- NAOS Required [21.8%] ± 5.6 Acres
- NAOS Provided [26.1%] ± 6.7 Acres

OPEN SPACE AMENITIES.

The proposed development plan includes approximately 8.1 acres of total open space within the project [see summary below]. The open space provision equals approximately 31.5 % of the site. The open space components of the project include required NAOS, additional NAOS and non-NAOS areas. However, a majority of the open space is proposed as Natural Area Open Space which includes preservation of the two washes present on the site. In addition, a NAOS setback has been provided along the 94th Street frontage to minimize the appearance of a walled in neighborhood, provide traffic noise mitigation and create a more scenic streetscape. This streetscape setback was not required by the City but provided by the builder for the benefit of this new neighborhood and the surrounding communities. These open space areas will also include storm water storage and conveyance elements as well a passive recreational area / pocket park.

Open Space Summary Table [Preliminary].

Location	± Acres	% of Site
Required Natural Area Open Space	5.6	21.8 %
Additional Natural Area Open Space	1.1	4.3 %
Non-NAOS Open Space	1.6	9.3 %
Total Open Space Provided	8.3	± 32.2 %

AIRPORT NOISE MITIGATION.

Sera Brisa is located within the AC-1 "Airport Influence Area" which requires disclosure to perspective home buyers. According to the City of Scottsdale, the AC-1 area is NOT a noise sensitive zone requiring sound mitigation. As such, special noise attenuation measures are not required. However, Monterey Homes has committed to include additional noise mitigation features in each home that further attenuates possible aviation noise.

Special noise mitigation construction techniques will be provided by the builder including:

- Larger stud framing [2" X 6" studs] on exterior walls
- Increased exterior wall insulation quality [R-19]
- Increased thickness of dual pane glass windows [3/16" minimum]
- Optional outdoor integrated sound systems and water features

OTHER PLANNING ELEMENTS.

Landscape Concept. The landscape character for project will be predominantly undisturbed natural vegetation included within common area tracts. All plant material used within the neighborhood will conform to the City of Scottsdale ESL ordinance. Conceptual plans addressing community theme components including landscape and community architectural elements such as lighting, neighborhood signs, walls and pocket park elements. See additional information below.

Development Phasing. The project will be constructed in one phase.

Architectural Design Standards. The developer will prepare design guidelines and covenants that will dictate aesthetic development criteria for individual homes and yards within the project. A future homeowner's association will be established to maintain common areas, NAOS areas and enforce the design guidelines.

Project Walls. Per the recently updated ESL ordinance, no perimeter wall is proposed for this project. A common designed wall will be built on individual property lines for each lot. Detailed design of these walls have been provided with this application [See concept landscape plan].

PRELIMINARY ENGINEERING COMPONENTS.

Water, Waste Water & Storm Water Management. SKG Enterprises, Inc. prepared preliminary analysis of the engineering components for this project and has submitted those reports under separate cover.

Street Lighting. Streetlights will only be provided if required by the City's lighting ordinances to provide safety within the proposed project area.

DEVELOPMENT STANDARDS [R1-10 SINGLE-FAMILY].

A few minor amendments to the existing development standards were approved by the City Council to provide planning and engineering creativity and flexibility in the site plan for the front and rear yard setbacks. The home builder proposes to modify the side yard requirements with this application to address site specific home product for the Sera Brisa community. The proposed modifications include a reduction of the minimum side yard [from 7-feet to 5-feet] and an increase of the aggregate requirements [from 14-feet to 15-feet]. These changes provide for a more "usable" side yard and wider dimension between homes on adjacent lots. The amendments are summarized below.

Amended Development Standards Summary Table [PREVIOUSLY APPROVED IN FEBRUARY 2005].

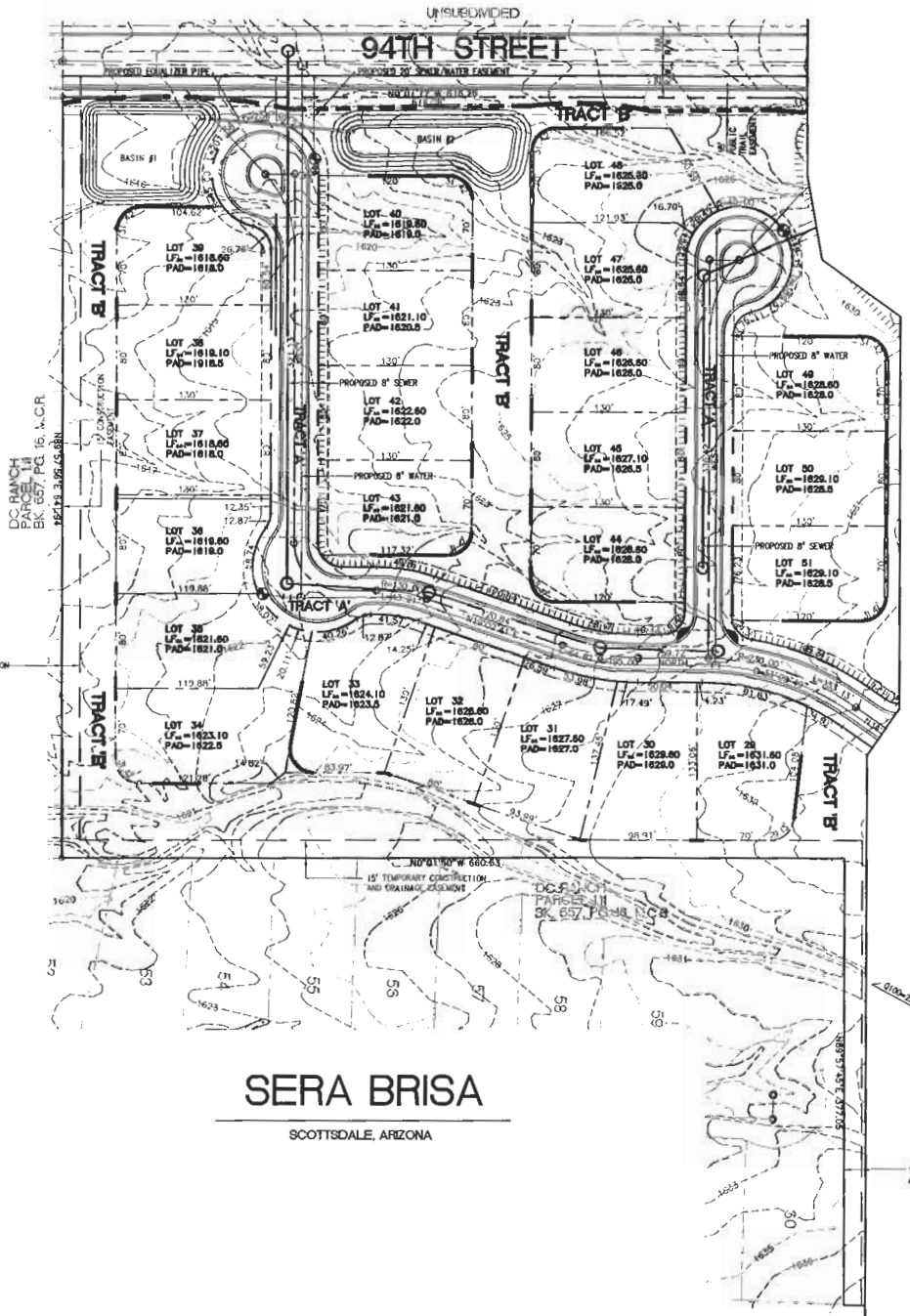
Development Standard	Ordinance Requirement	Approved w/ Zoning	Proposed w/ Plat
- Minimum Lot Size [square feet]	10,000 s.f.	NO CHANGE	NO CHANGE
- Lot Width [Minimum]	80'	NO CHANGE	NO CHANGE
- Front Yard Setback [Minimum]	30'	20'	NO CHANGE
- Rear Yard Setback [Minimum]	25'	20'	NO CHANGE
- Side Yard Setback [Minimum / Aggregate]	7' / 14'	NO CHANGE	5' / 15'

NEIGHBORHOOD INVOLVEMENT PROGRAM.

The proposed development plan for Sera Brisa has been previously reviewed by local residents, land owners and adjacent developers during the rezoning process as a part of the required Neighborhood Involvement Program. At the time of this report no significant issues or concerns have been identified as a result of this process.

Q.8. 438-50

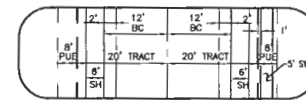
LOT NO.	LOT AREA
LOT 1	10,279.96 SF
LOT 2	13,413.33 SF
LOT 3	11,852.68 SF
LOT 4	10,420.50 SF
LOT 5	13,188.09 SF
LOT 6	12,321.91 SF
LOT 7	10,313.89 SF
LOT 8	10,305.48 SF
LOT 9	10,314.18 SF
LOT 10	10,400.00 SF
LOT 11	10,310.82 SF
LOT 12	10,533.61 SF
LOT 13	11,958.54 SF
LOT 14	10,445.59 SF
LOT 15	10,587.48 SF
LOT 16	10,400.00 SF
LOT 17	10,400.00 SF
LOT 18	10,400.00 SF
LOT 19	10,400.00 SF
LOT 20	10,386.47 SF
LOT 21	10,314.18 SF
LOT 22	10,081.25 SF
LOT 23	11,124.16 SF
LOT 24	10,010.08 SF
LOT 25	13,132.12 SF
LOT 26	11,898.06 SF
LOT 27	10,365.06 SF
LOT 28	10,997.80 SF
LOT 29	11,088.51 SF
LOT 30	11,475.45 SF
LOT 31	10,400.00 SF
LOT 32	11,982.98 SF
LOT 33	13,207.68 SF
LOT 34	10,548.38 SF
LOT 35	10,158.69 SF
LOT 36	10,400.00 SF
LOT 37	10,400.00 SF
LOT 38	10,400.00 SF
LOT 39	10,400.00 SF
LOT 40	10,314.18 SF
LOT 41	10,400.00 SF
LOT 42	10,400.00 SF
LOT 43	10,305.48 SF
LOT 44	10,314.18 SF
LOT 45	10,400.00 SF
LOT 46	10,400.00 SF
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LOT 48	11,078.29 SF
LOT 49	10,314.18 SF
LOT 50	10,400.00 SF
LOT 51	10,313.71 SF



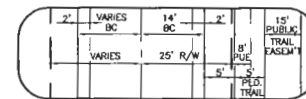
MATCHLINE SHEET 3

LEGEND

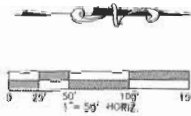
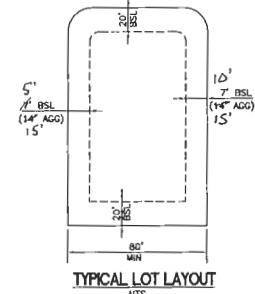
- ⊙ WATER VALVE
- ⊙ FIRE HYDRANT
- PROPERTY LINE
- BOUNDARY LINE
- SEWER MANHOLE
- MONUMENT
- - - WALL OPENING
- - - TRAIL
- - - SIDEWALK



TYPICAL ROADWAY DIMENSIONS
INTERIOR STREETS



TYPICAL ROADWAY DIMENSIONS
94TH STREET
(HALF STREET CONST.)



SERA BRISA

SCOTTSDALE, ARIZONA



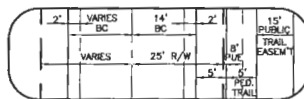
SKG ENTERPRISES, INC.
CONSULTING CIVIL ENGINEERS
28070 N. 15th Avenue, Suite 100, Scottsdale, AZ 85258 • (480) 998-0600

**PRELIMINARY PLAT
FOR SERA BRISA
SCOTTSDALE, AZ**

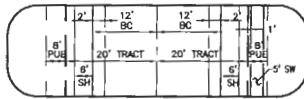
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SHEET: 2 of 3

SERA BRISA

CS: 38-50



TYPICAL ROADWAY DIMENSIONS
94TH STREET
(HALF STREET CONST.)

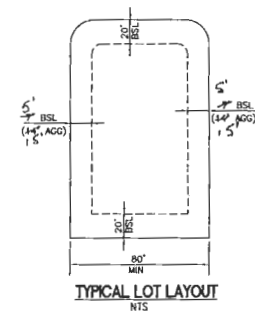
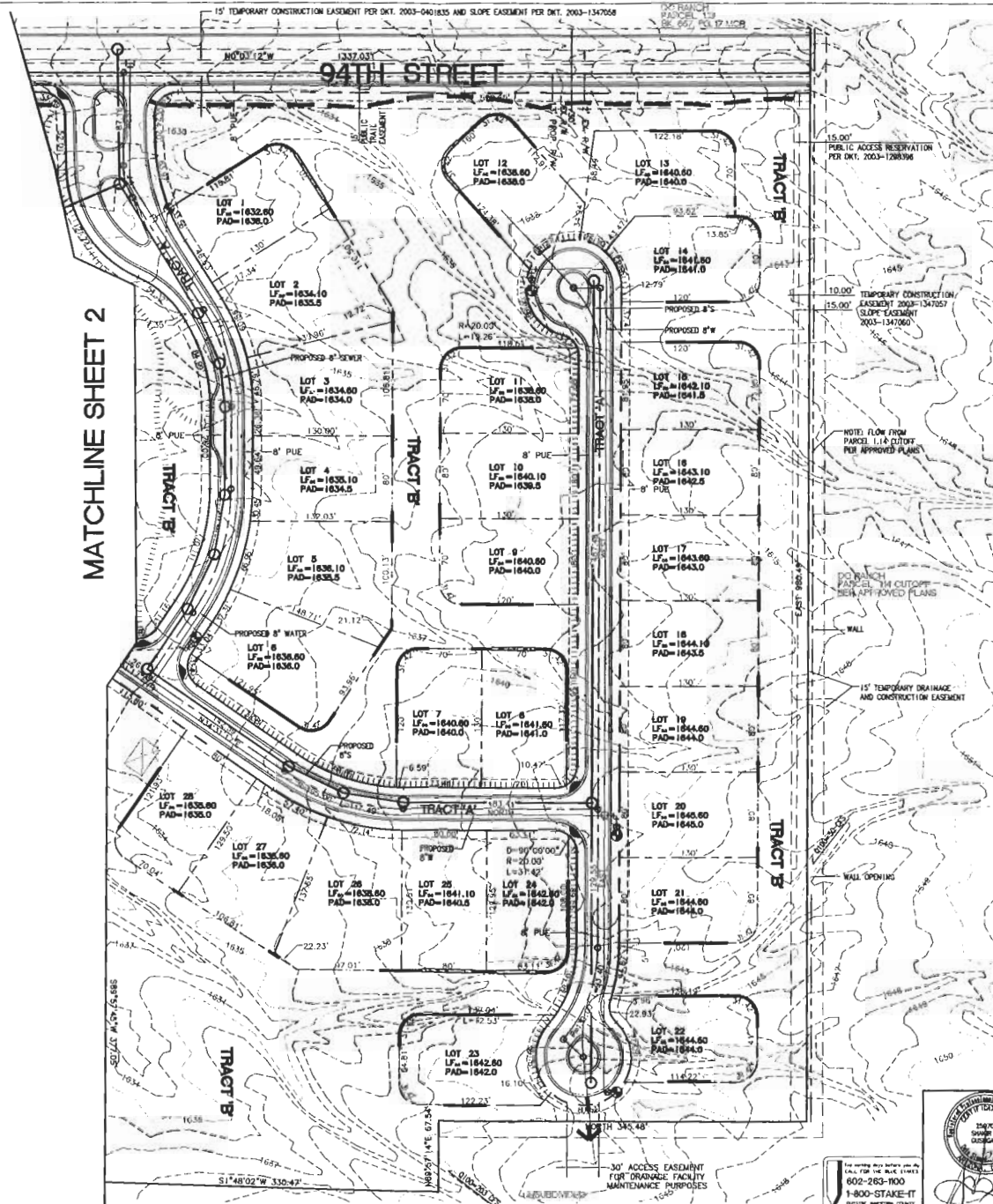


TYPICAL ROADWAY DIMENSIONS
INTERIOR STREETS

SERA BRISA

SCOTTSDALE, ARIZONA

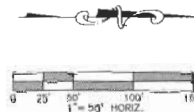
MATCHLINE SHEET 2



TYPICAL LOT LAYOUT
NTS

- LEGEND**
- ⊗ WATER VALVE
 - ⊙ FIRE HYDRANT
 - PROPERTY LINE
 - BOUNDARY LINE
 - SEWER MANHOLE
 - MONUMENT
 - TRAIL
 - SIDEWALK

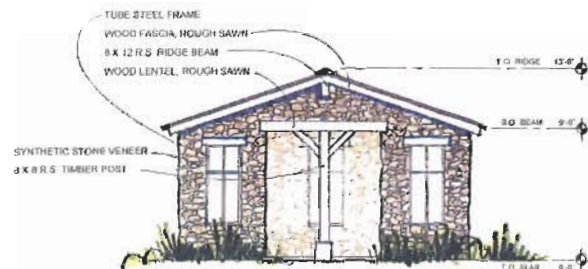
NOTE: THE APPLICANT PROPOSES TO ABANDON THE EXISTING ACCESS EASEMENT ON THE NORTHERN BOUNDARY. AS A REPLACEMENT TO THIS ACCESS EASEMENT THE APPLICANT PROPOSES TO UTILIZE THE ENTRY ROADWAY TO THE NORTHEASTERN MOST CUL-DE-SAC AS A REPLACEMENT FOR THE EXISTING EASEMENT. AN ACCESS EASEMENT IS PROPOSED AT THE END OF THE CUL-DE-SAC TO PROVIDE 24/7 ACCESS TO CITY FORCES IN THE MAINTENANCE OF THE DRAINAGE FACILITIES EAST OF THE SERA BRISA SUBDIVISION. ACCEPTANCE OF THIS PRELIMINARY PLAN WILL CONSTITUTE APPROVAL OF THE RELOCATED MAINTENANCE ROUTE.



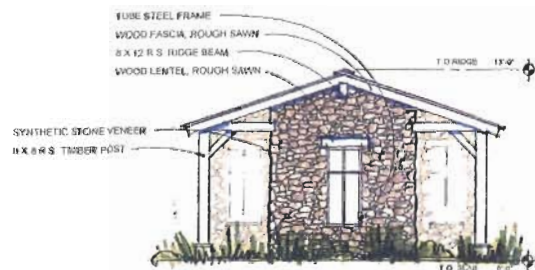
SKG ENTERPRISES, INC. CONSULTING CIVIL ENGINEERS 1000 E. McDowell Blvd. • Suite 100 • Scottsdale, AZ • 85260 • (480) 968-8800	
EDR: MR CKD: MR DATE: 1-20-07 SHEET: 3 of 3	PRELIMINARY PLAN FOR SERA BRISA SCOTTSDALE, AZ



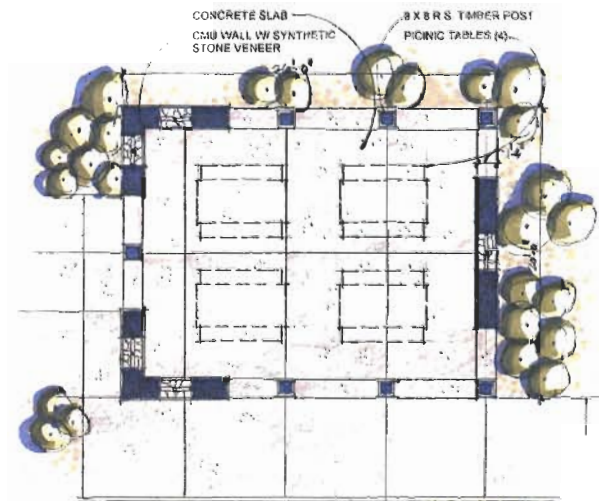
SITE PLAN
SCALE 1" = 20'-0"



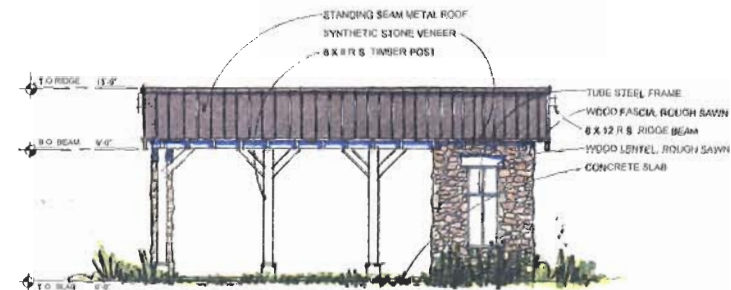
EAST ELEVATION
SCALE 1/4" = 1'-0"



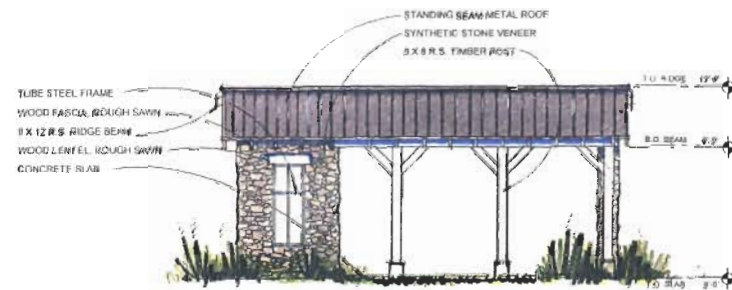
WEST ELEVATION
SCALE 1/4" = 1'-0"



FLOOR PLAN
SCALE 1/4" = 1'-0"



NORTH ELEVATION
SCALE 1/4" = 1'-0"



SOUTH ELEVATION
SCALE 1/4" = 1'-0"